



Howard County Department Of Planning And Zoning
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Marsha S. McLaughlin, Director

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TECHNICAL STAFF REPORT

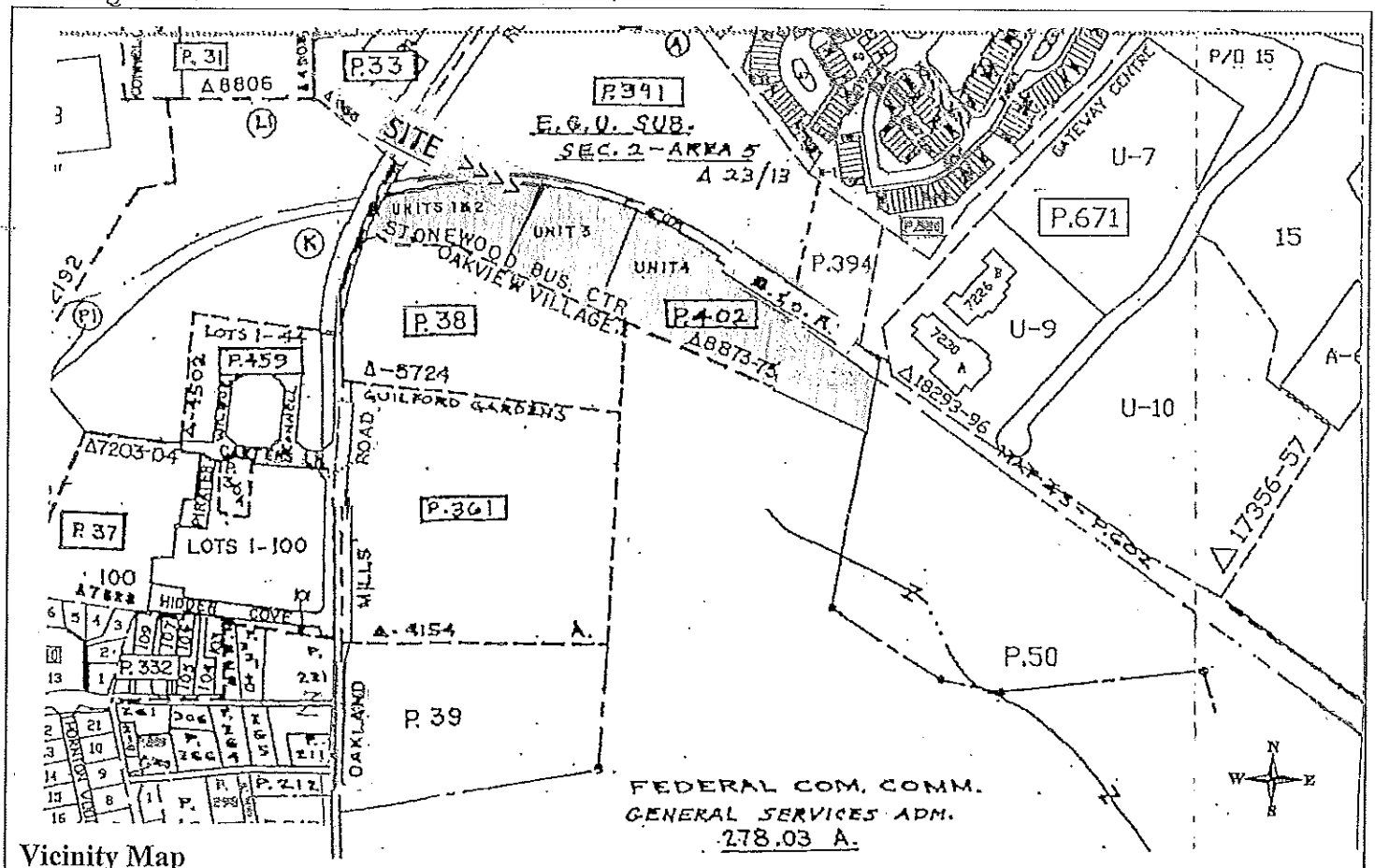
Planning Board Meeting of July 17, 2014; beginning at 7:00 p.m.

Case No./Petitioner: SDP-74-021c/Stonewood Business Center
SDP-05-105c/Stonewood Business Center
(E.G.U. , Section 2/Area 6, Parcel A-2)
Bruce Jaffe, Applicant

Request: Plan revisions (red-lines) to SDP-74-021c to restripe existing parking areas and to add new parking spaces creating 50 additional parking spaces on the south side of Building No. 1 and plan revisions to SDP-05-105c to add 71 new parking spaces on the south side of Building No. 2 and 89 new spaces between Building Nos. 2 and 3 on Parcel A-2 creating 160 additional parking spaces (for a total of 210 new spaces).

Location: Parcel A-2 is located on the east side of Oakland Mills Road, south of Berger Road and is located in the Stonewood Business Center, recorded as the E.G.U Subdivision, Section 2/Area 6. Parcel A-2 is 12.177 acres in size, has been developed with four warehouse/office buildings and is zoned New Town Employment Center - Industrial in accordance with FDP-142-A-II.

Recommendation: The Department of Planning and Zoning recommends approval of the plan revisions (red-lines) to SDP-74-021c and SDP-05-105c to restripe existing parking areas and to add new spaces creating a total of 210 new parking spaces on Parcel A-2, subject to compliance with comments from reviewing agencies and any conditions of the Planning Board.



Vicinity Map

Vicinal Properties: Adjoining property located to the south of Parcel A-2 is identified as Oakview Village and has been developed with townhomes. Also to the south is Parcel 230 which is owned by the Federal Communications Commission, is heavily wooded, consisting of 260 acres and is zoned R-20 (Residential-Single). A CSX railroad track runs along the northern property line of Parcel A-2 and is situated in the E.G.U., Section 2/Area 7 Subdivision, zoned New Town Employment Center – Industrial. To the north beyond the railroad track is property located in the E.G.U., Section 2/Area 5 Subdivision, zoned M-1 (Manufacturing- Light) which has been developed with warehouse/office buildings.

Legal Notice: The subject property was properly posted with one (1) Planning Board Meeting poster with the date, time and place of Planning Board Meeting for 15 days prior to this meeting. The poster was placed at the driveway entrance to Parcel A-2 of the Stonewood Business Center (E.G.U., Section 2/Area 6).

Subdivision History:

FDP 142-A-II/E.G.U. Recorded 11/06
SDP-74-021c, Parcel A, Signed 6/05/74
SDP-75-110c, Parcel A, Signed 12/05/75
F-07-004/Par.A-2; E.G.U., 2/6, Recorded 5/10/07
SDP-05-105c, Parcel A-2 Signed 5/17/07

Proposed Improvements: Plan revisions (red-lines) are proposed to SDP-74-021c so as to increase parking on the south of Building No. 1 by restriping existing parking and adding 50 new parking spaces and plan revisions to SDP-05-105c so as to add 71 new parking spaces in front of Building No. 2 and 89 new spaces between Building Nos. 2 and 3 on Parcel A-2.

FDP 142-A-II Development Criteria:

Employment Center Land Use Areas –Industrial

Required Setbacks:*

Structure setback	25' of any Public ROW
Structure exceeding 20' in height	1' additional setback over 20' Height
Parking Lot	25' of any Public ROW
Structure setback from Residential	100' of any Residential District
Parking	10' of any property line

*or as shown on a site development plan approved by the Planning Board

Required Parking:

5 spaces/1000 SF Net Leasable Commercial Retail Sales Area including Restaurants
2 spaces/1000 SF Net Leasable Area with in any building devoted to Office Use.
1 space per every two employees devoted to Industrial Use

Lot Coverage:

No coverage limitation imposed on areas used for sidewalks, paved parking areas, trees and shrubbery
Or any similar minor structures.

Required Parking Calculations Based on Uses from Existing Buildings and per FDP Requirements as follows:

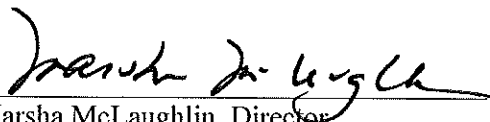
				<u>Required</u>
<u>Building No. 1 (SDP-74-021c)</u>				<u>Spaces Per FDP</u>
Dog Daycare:	11,841 sq.ft.	1 space per employee/customer X 8	=	8
Dog Boarding	7,160 sq.ft.	1 space per employee/customer X 8	=	8
Industrial Contractor:	<u>9,861 sq.ft.</u>	1 space per/2 employees for 4 employees)=		<u>2</u>
Total Bldg.Size	28,862 sq.ft.			16

<u>Building No. 2 (SDP-74-021c)</u>				
Industrial Contractor:	8,746 sq.ft.	1 space per 2 employees for 4 employees=		2
Trampoline Gym:	30,354 sq.ft. (15,213 sq.ft./court area)	5 spaces per 1000 sq.ft.=		76
Play Gym:	<u>13,716 sq.ft.</u> (9562 sq.ft./play area)	5 spaces per 1000 sq.ft. =		48
Total Bldg.Size	52,816 sq.ft.			

<u>Building No. 3 (SDP-05-105c)</u>				
Church Classrooms:	10,277 sq.ft.	n/a (see Bldg.No.4)		
Office Use:	19,948 sq.ft.	2 spaces per 1000 sq.ft.	=	40
Industrial Contractor:	<u>6,185 sq.ft.</u>	1 space per 2 employees	=	5
Total Bldg.Size	36,410 sq.ft.			

<u>Building No. 4 (SDP-05-105c)</u>				
Church:	18,000 sq.ft.	450 seats@1 per 3 seats	=	150
Office/Warehouse	<u>11,360 sq.ft.</u>	2 spaces per 1000 sq.ft.	=	<u>23</u>
Total Bldg.Size	29,360 sq.ft.			
Total Parking Required =				362
Total Parking Provided (SDP-74-021c & SDP-05-105c/Red line Revisions)=				450

Recommendation: The Department of Planning and Zoning recommends approval of the plan revisions (red-line) to SDP-74-021c and SDP-05-105c to restripe existing parking areas and to add new parking spaces creating a total of 210 new parking spaces on Parcel A-2, subject to compliance with reviewing agency comments and any conditions of the Planning Board.


 Marsha McLaughlin, Director
 Department of Planning and Zoning

:btb *VS*

This plan may be reviewed at the Public Service Counter of the Department of Planning and Zoning, 3430 Court House Drive, Ellicott City, MD during normal working hours.

NO.	REVISION
1	AS SHOWN
2	REVISION 1
3	REVISION 2
4	REVISION 3
5	REVISION 4

OWNER/DEVELOPER
 BOENDER ASSOCIATES, INC.
 1000 17th Street, N.W.
 Washington, D.C. 20036
 (202) 462-1100

DATE: 10/1/80
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

PROJECT: [Project Name]
 LOCATION: [Location]
 SCALE: [Scale]

NOTES:
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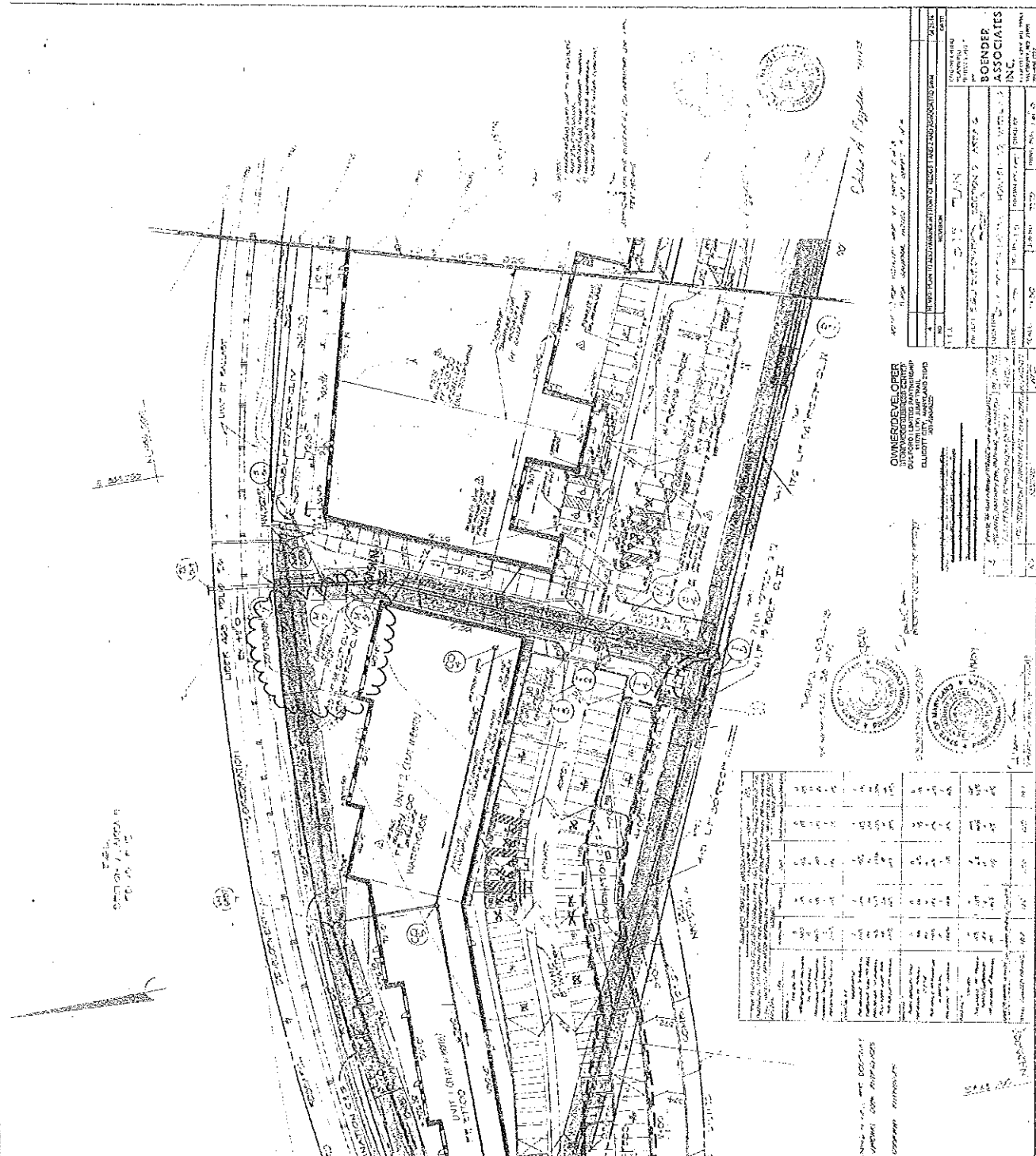
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